

June 10, 2019

Paul Farrow  
Waukesha County Executive  
515 W. Moreland Blvd. Room 320  
Waukesha, WI 53188

**Re: Moor Mud Baths/Former Health and Human Services Building**

Dear County Executive Farrow,

As you are aware, the City of Waukesha and the Landmarks Commission were supportive of Waukesha County's previous efforts in 2014-2015 to sell or lease the former Health and Human Services Building. The size of the building and the exterior of the building, which retains all of the architectural features that contributed to the building's inclusion on the National Register of Historic Places (1983) and Local Landmark Designation (2001), would make this a very attractive redevelopment project for office or residential uses. The availability of both State of Wisconsin and Federal Historic Tax Credits, as well as Wisconsin Low Income Tax Credits, also will contribute to interest in the property by developers.

Since this issue was last addressed, several positive things have occurred. The Landmarks Commissioners voted unanimously to grant a COA to the County to demolish the old dormitory wing of the building. The County acquired a substantial number of additional parking spaces, as a result. Also, the building became more attractive for developers of historic properties as a result of the dormitory wing demolition.

The City of Waukesha Landmarks Commission feels that it may now be in the County's interest to develop a Request for Proposals which follows accepted industry standards to assist in the sale or long term lease of the former HHS building. If desired, Landmarks Commission members would be happy to provide advice and assistance in developing the RFP. We feel that some project parameters and selection criteria which would result in a redevelopment project that is beneficial to both the County and City are:

- The City of Waukesha's February 2019 Housing Study and Needs Assessment indicates a need for additional senior housing.
- Parking requirements for senior housing only require one space per unit and 4 visitor spaces, per City Senior Planner Jeff Fortin. These reduced parking requirements for senior housing will allow for a smaller sale/lease area, allowing for the County's future parking needs.
- There is no requirement for a second point of access for this building as long as an easement or purchase of the existing road is established so there is access to Riverview Avenue.
- Multi-family residential developments under 125 units would not require a Traffic Impact Analysis. Since there is already adequate pedestrian access to the site/building, there would not be a need for traffic signals or pedestrian signage.
- The Community Development Staff supports a rezoning of the former Health and Human Services building and lands immediately adjacent to it to allow for senior multi-family development.
- A Land Use Plan Amendment also has Community Development Staff support.

We are attaching a letter from Jeff Fortin, City of Waukesha Senior Planner, to a previously interested contractor reflecting the City's willingness to work with the County on the issues of parking and access to the site. It is dated July 24, 2015.

The Landmarks Commission and City of Waukesha Community Development Department would be willing to help promote this opportunity and are available for preliminary meetings with potential developers. Once the property is listed for sale or an RFP is issued, we will share that information with the City's real estate consultant, Colliers International, who can then share the information with their large network of developers.

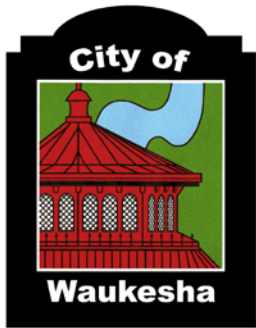
If you have any questions or would like to discuss this further, our Commission staff contact is Charlie Griffith at 262-524-3529. On behalf of the Landmarks Commissioners, thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Salb", with a stylized flourish at the end.

Lisa Salb, Chairperson  
City of Waukesha Landmarks Commission

cc: Paul Decker, Waukesha County Board Chairperson



## COMMUNITY DEVELOPMENT

201 DELAFIELD STREET  
WAUKESHA, WISCONSIN 53188-3633  
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Jennifer Andrews, Director  
jmandrew@ci.waukesha.wi.us

July 24, 2015

Ted Matkom  
Gorman and Company  
200 N. Main Street  
Oregon, WI 53575

**Re: Gorman Proposal to Waukesha County for the Moor Mudbaths/Grandview Health Resort (former Health and Human Services Building)**

Dear Ted:

This letter is to follow up and provide some clarifications on some of the questions regarding your proposal for the former Health and Human Services Building. Below I outline the City's response and ordinance requirements where applicable:

1. **Access, signage, lighting, and traffic signals:** There is no requirement for a second point of access for this building as long as an easement or purchase of the existing road is established so there is access to Riverview. The City will not require any additional signage for this project. Private development signage and directional signage proposed by the developer will need to go through the City's Sign Review Board however there is no requirement for that type of signage. This does not meet our threshold for a Traffic Impact Analysis. Typically a multi-family residential development would need 125 units to require a TIA. As such, the City does not see a need for traffic signals or pedestrian signage for this proposal. There is already adequate pedestrian access to the site/building.
2. **Parking:** Since this is proposed to be senior housing, the parking provided (1 space for each unit and 4 visitor spaces) is adequate. Please keep in mind the property could not be converted to a non-senior housing development without additional spaces.
3. **Zoning & Land Use:** The Community Development Staff supports a rezoning of the former Health and Human Services building and lands immediately adjacent to it to allow for senior multi-family development. We feel that this type of use is an appropriate re-use of a local landmark (also on the National Register of Historic Places) which is one of the few remaining resort buildings from Waukesha's Springs Era. A Land Use Plan Amendment will also be required and has staff support. Please be aware that all rezoning and land use amendment requests must be reviewed and approved by the Plan Commission and Common Council.

Please contact me if you have further questions. I can be reached at (262) 524-3755 or at [jfortin@ci.waukesha.wi.us](mailto:jfortin@ci.waukesha.wi.us).

Sincerely,

Jeff Fortin, AICP  
Community Development Specialist

